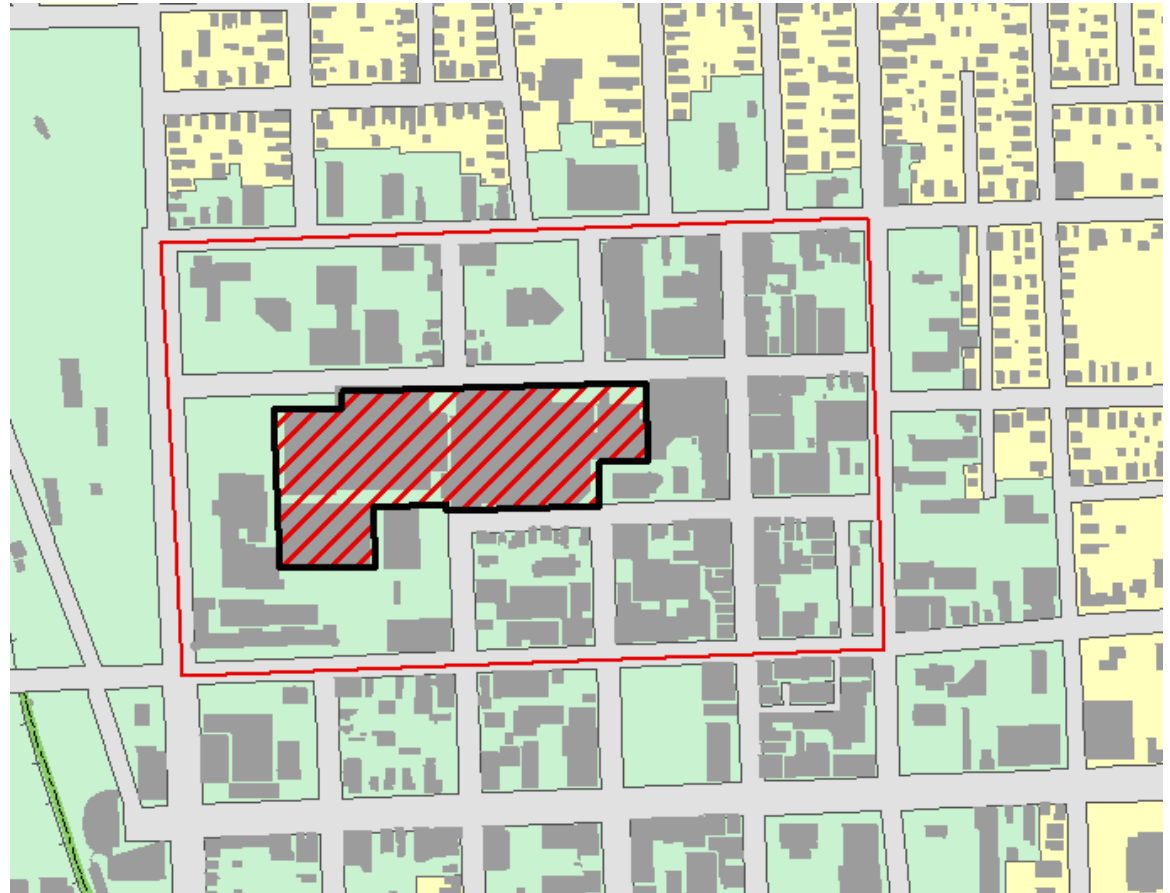


~46 ac, 85 buildings

5 x 3 blocks (~2,000' x
1,200' area



Purpose of the Amendment

- Facilitate the redevelopment in the former Urban Renewal District, and in so doing substantially and significantly help the City implement many of the central goals and objectives found in the *planBTV: Downtown and Waterfront Master Plan* unanimously adopted in June 2013 to guide the future development and economic vitality of the downtown and waterfront area
- Guarantee that many of the elements of the BTC redevelopment project long identified as important to the City in the *planBTV: Downtown and Waterfront Master Plan*, and through the public discussion, are fully incorporated in any development that may be proposed for permitting.

Overall Objectives:

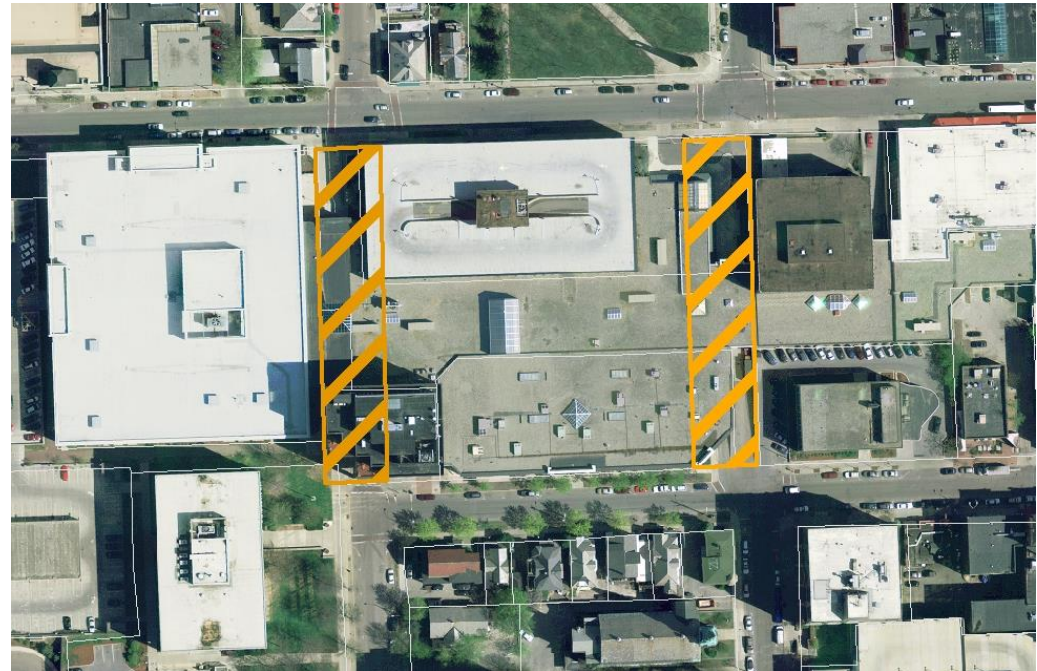
- build on an opportunity for mixed-use redevelopment with limited **vertical expansion** to add much needed retail, office, and housing in the core of VT's largest urban center;
- contribute to the physical definition of **streets as Civic places**, and ensure that buildings at and near the street level are composed of human-scaled elements and details that promote pedestrian interest, comfort, and safety.
- re-establish **north-south connectivity through St. Paul and Pine streets** for pedestrian, bicycles, and vehicles; and,
- activation of Bank and Cherry streets for a much better **pedestrian experience** and re-enforce east-west connections between the waterfront and the Marketplace;

Downtown Mixed Use Core (DMUC) Overlay District



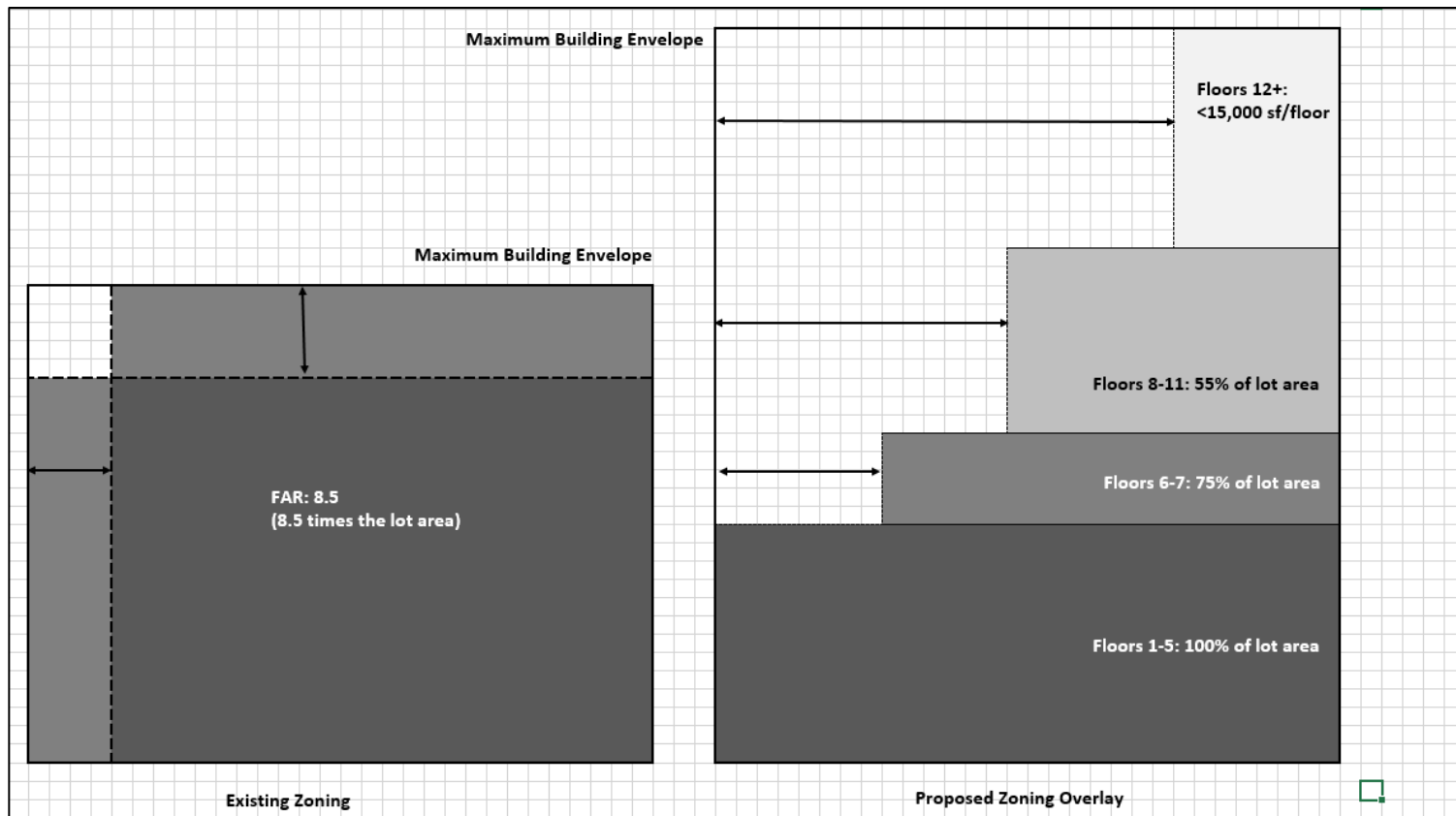
Downtown Mixed Use Core (DMUC) Overlay District

Expand the Official Map to re-establish a 60-ft public ROW at St. Paul and Pine streets restoring urban street grid and north-south connectivity for pedestrians, bicycles and vehicles where possible.



Downtown Mixed Use Core (DMUC) Overlay District

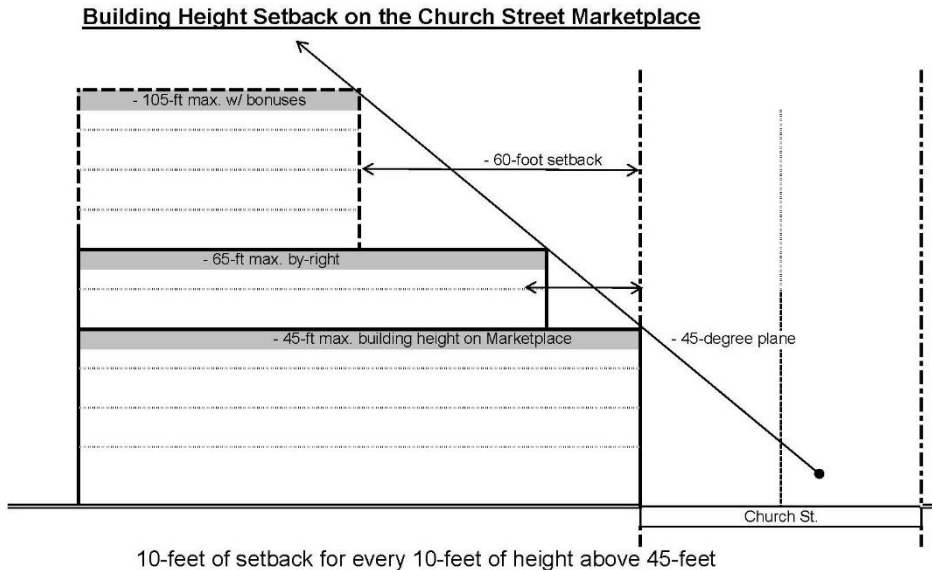
- Overlay establishes new height and massing limits/requirements:
 - 3 stories minimum, 14 stories not to exceed 160-ft maximum
 - Maximum FAR of 9.5
 - Limitations on the size of the floorplate for various stories



Downtown Mixed Use Core (DMUC) Overlay District

Amendment will also change the Church Street height setback to follow new FBC recommendations:

- 4 stories not to exceed 45-ft max on Church Street
- 10-foot setback for every 10-feet of height above 45-feet



Downtown Mixed Use Core (DMUC) Overlay District

- New and more detailed **urban design standards** (derived from the form based code) are incorporated to ensure horizontal and vertical façade articulation, and street activation.
- Enable the DRB to allow for alternative compliance to strict application of the urban design standards in order to accommodate unique site challenges and to encourage greater design creativity.



Façade articulation: repetitive and flat vs. varied composition and multiple planes



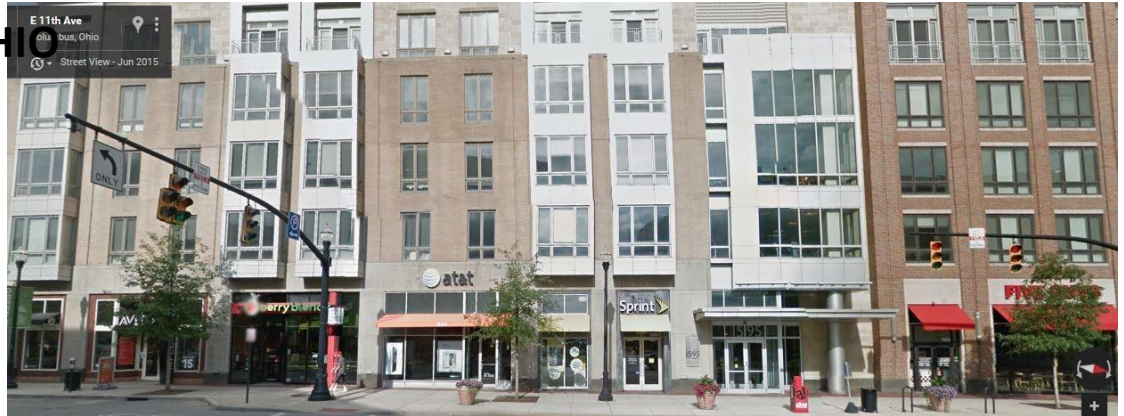
Four Seasons Hotel (12 floors;
approx.
350 feet long façade)



Heritage on the Garden--retail,
office floors, upper residential (12
floors with setback, approx. 300 ft
long façade)

Both building
(beside each
other facing
the Boston
Public
Garden) are
approximately
the same
height and
length as the
Cherry Street
façade of the
new BTC

COLUMBUS, OHIO



BOSTON, MASSACHUSETTS



Key areas for design development/improvement: Street level design is critical to success

A. How building design affects street activity

Julie Campoli, Terra Firma Urban Design 4/21/2015



The traditional urban retail pattern of Church St. (left) and Toronto and Somerville, MA (right) features frequently spaced doorways, large display windows, and highly articulated shop entrances that create variety at a human



Many 20th century local buildings lack doorways, display windows, or a facade design that stimulates interest at the street level.



A facade with a high percentage of windows is more appealing than a blanker wall, but without entrances along the streets, there is no reason for someone to walk there. Narrow storefronts offer a variety of services within a short distance and generate more foot traffic along a street.

IMAGES AND ANALYSIS COURTESY
JULIE CAMPOLI, TERRA FIRMA DESIGN

Downtown Mixed Use Core Urban Design Standards

Overall Design:

- Visual interest and human scale at the street level
- Reduction of the perceived height and mass of upper stories
- Establish points of reference for downtown orientation

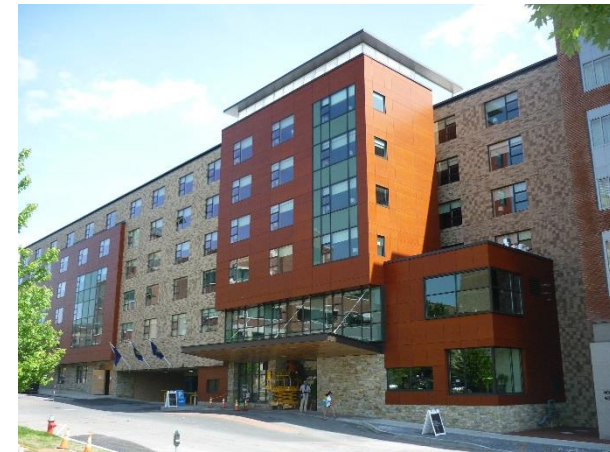
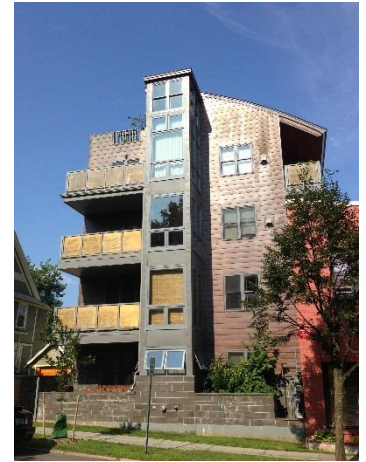
Façade Articulation:

- Fine-grained variation within the façade plane (material changes, balconies, belt courses, columns, lintels, etc)
- Regular and strong vertical changes in the horizontal plane (architectural bays)
- Horizontal changes in the vertical plane (strong base, upper story stepbacks, and clearly defined top)

Street Activation:

- Location and frequency of entrances
- Proportion and distance between voids (doors and windows)
- Transparency of glass
- Visual access within

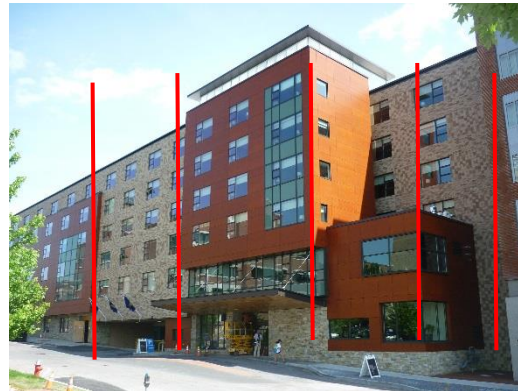
Primary and accent façade materials



Downtown Mixed Use Core Urban Design Standards

Façade Articulation:

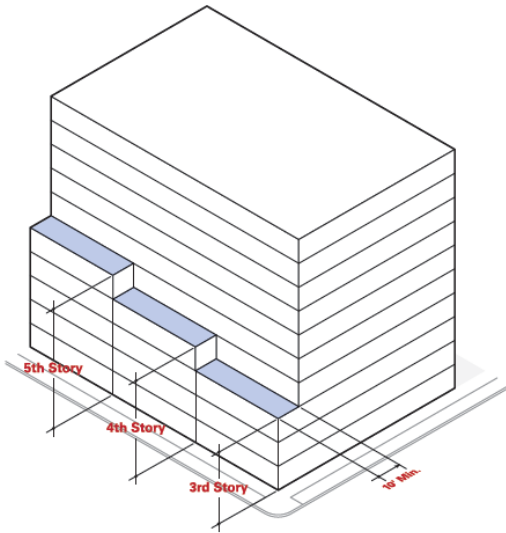
- Fine-grained variation (+/- 4 inches) within the façade plane (material changes, balconies, belt courses, columns, lintels, etc)
- Regular and strong vertical changes in the horizontal plane (architectural bays)
 - Bays 6-65 feet in width involving 50% of the façade height
 - One or more bays +/- 4-feet of the façade plane every 150-ft involving 100% of the façade height



Downtown Mixed Use Core Urban Design Standards

Façade Articulation:

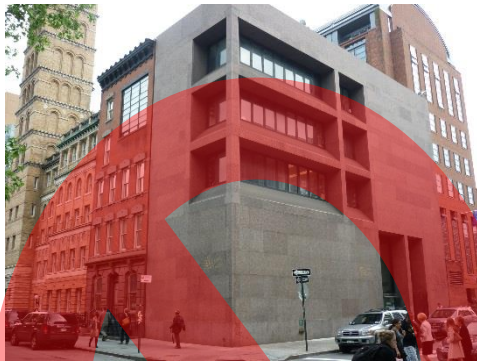
- Overlay replaces the current upper story setback requirement (25% of ROW) with a new **upper story setback** requirement to ensure upper-story façade articulation.
 - 10' setback within first 60' of building height at 3rd, 4th or 5th story
 - Another 10' setback at 10th, 11th or 12th story



Downtown Mixed Use Core Urban Design Standards

Street Activation:

- Principal entrances on a primary street frontage every 60-feet
- 70% of ground floor façade doors and windows, 20% upper floors
- 20-feet maximum distance between doors or windows
- Transparency (60% min) and Reflectance (15% max) limits



Downtown Mixed Use Core Urban Design Standards

Parking:

- Setback 20-feet from façade, or underground or above 1st floor
- Level floor plates with ramps setback from façade
- Screening of cars and lighting
- Façade integrated with overall design



PARKING STRUCTURE

PARKING STRUCTURE

Downtown Mixed Use Core (DMUC) Overlay District

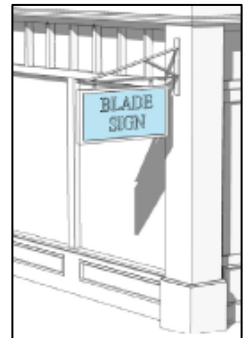
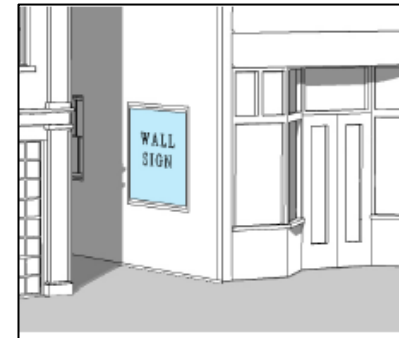
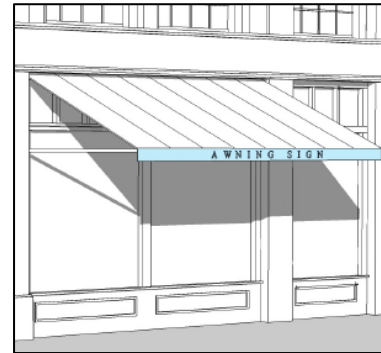
Require mixed use projects to develop a Master Sign Plan subject to DRB approval, and give greater allowances for certain types of signs.

Master sign plan must indicate the standards of consistency and variation of all signs to be provided on the subject property with regard to:

- Colors;
- Letter/graphics style;
- Location and Sign Type;
- Materials;
- Methods of illumination; and/or
- Maximum dimensions and proportion.

Specific allowances and specifications for:

- Projecting (blade) Signs
- Marquees
- Canopies and Awnings



Downtown Mixed Use Core (DMUC) Overlay District

Alternative Compliance: Relief from any non-numerical standard above, and any numerical standard with the exception of building height and FAR by no more than 20% of such requirement, may be granted by the Development Review Board. In granting such relief, the DRB shall find that:

- i. the relief sought is necessary in order to accommodate **unique site and/or Building circumstances or opportunities**;
- ii. the relief if granted is the **minimum necessary** to achieve the desired result;
- iii. the property will otherwise be developed **consistent the purpose of this ordinance**, the purpose of the underlying Zoning District and this Overlay District, the purpose of the section that the relief is being sought, and all other applicable standards;
- iv. the relief if granted **will not impose an undue adverse burden** on existing or future development of adjacent properties; and,
- v. the relief if granted **will yield a result equal to or better than strict compliance** with the standard being relieved.

Downtown Mixed Use Core (DMUC) Overlay District

Green Buildings Required: LEED Gold or better

- Involvement of a LEED AP
- Completed LEED Checklist required at application
- Completed LEED Checklist required to receive final certificate of occupancy
- 3rd party commissioning of the building envelope and mechanical systems required to receive Final Certificate of Occupancy.

Stormwater Management Performance Standard

- Ch 26 amendment to require capture 100% of the 1-yr storm event

Downtown Mixed Use Core (DMUC) Overlay District

City zoning review and permitting process to provide for:

1. **By-right assurance regarding overall building height and massing** within newly prescribed limits established within the overlay provided all development standards are addressed as required; and,
2. **Major Impact and Design Review** following the current DAB/DRB discretionary review process (and associated public notice, review and comments) regarding site and building design compliance with detailed urban design standards, review of anticipated impact on municipal services and infrastructure, and review of any conditional uses.

